

Gloucester Lodge

Planning Permission

Ref:2020/0441/P Condition 11 discharge report

Date

January 2022

Stage/Revision

2/03

make



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The purpose of this document

This document has been prepared to discharge Condition 11 as listed in the planning permission (Ref: 2020/0441/P) for the proposed alterations to Gloucester Lodge, London NW1 4HG. The report is submitted to Camden Council.

In addition to the architectural information in this report, we have sought further advice from a specialist lighting consultant to set out the proposed lighting strategy that will mitigate any light spill from the proposed development to ensure that the setting of the listed building is preserved. Please refer to Appendix 1.

Gloucester Lodge is a Grade I-listed property located within the Regent's Park Conservation Area in Camden. It forms one-half of a semi-detached Regency villa designed by James Burton in 1828 and located within John Nash's prestigious Regent's Park development. The property constitutes a single-dwelling house of three storeys with a lower ground floor and mews buildings (No.12 and No.13 Gloucester Gate Mews) to the rear. The permission also includes alterations to the mews buildings and a new extension.

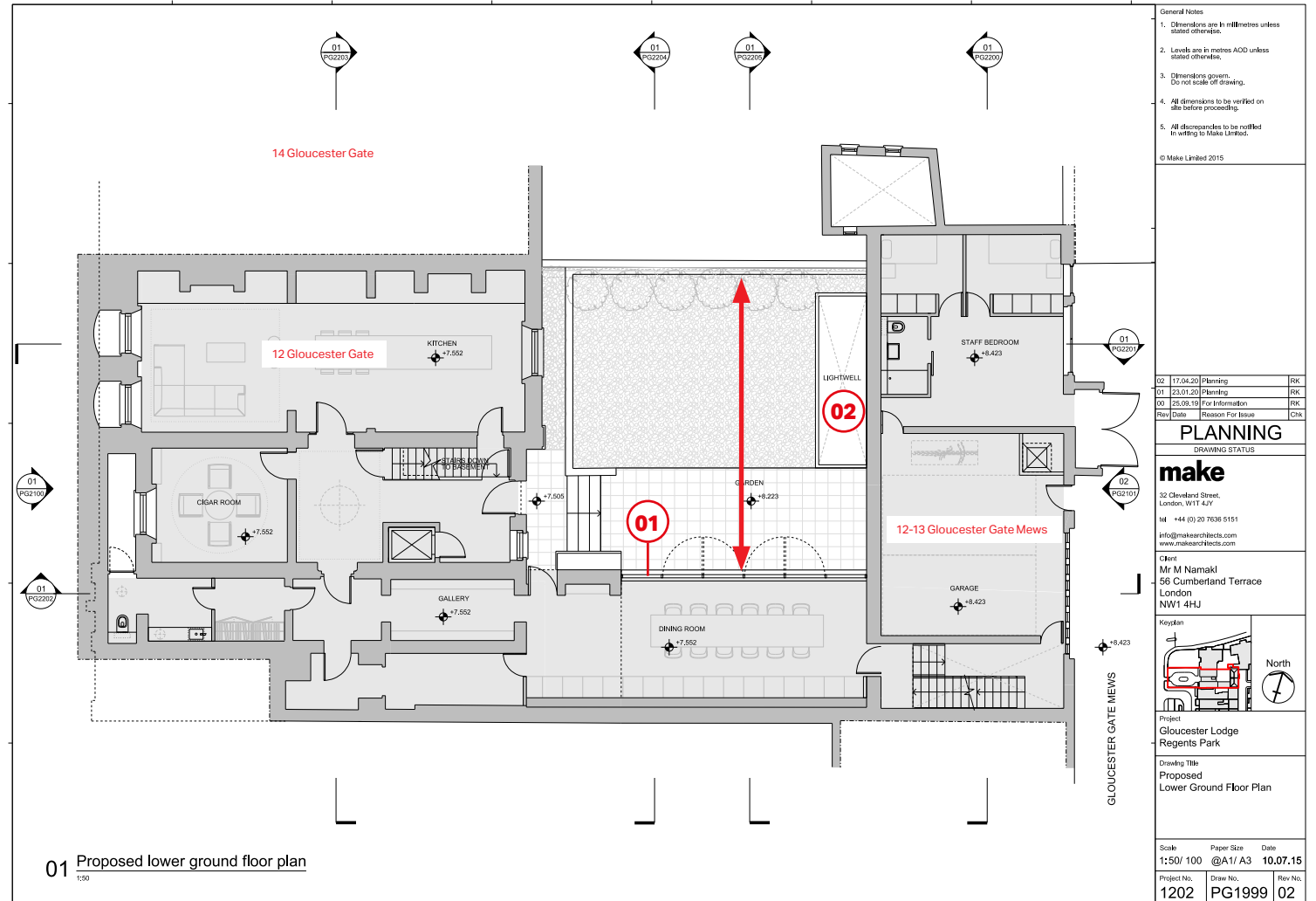
Lower ground floor Glazed elevation of the approved link structure

- 01 Glazed elevation to link structure
- 02 Open lightwell

Condition 11 states: Prior to commencement of the relevant part, details of measures to mitigate light spill from the rooflights and glazed extension hereby approved shall be submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to the occupation of the dwelling and shall be permanently retained.

The drawing on the right is the proposed lower ground floor plan. The link extension has a solid roof and therefore there will be no light spill from the top. The elevation is glazed and is noted as (1). Light spill from these windows is negligible due its location and scale.

Adjacent to No.13 Gloucester Gate Mews is an open lightwell (2).

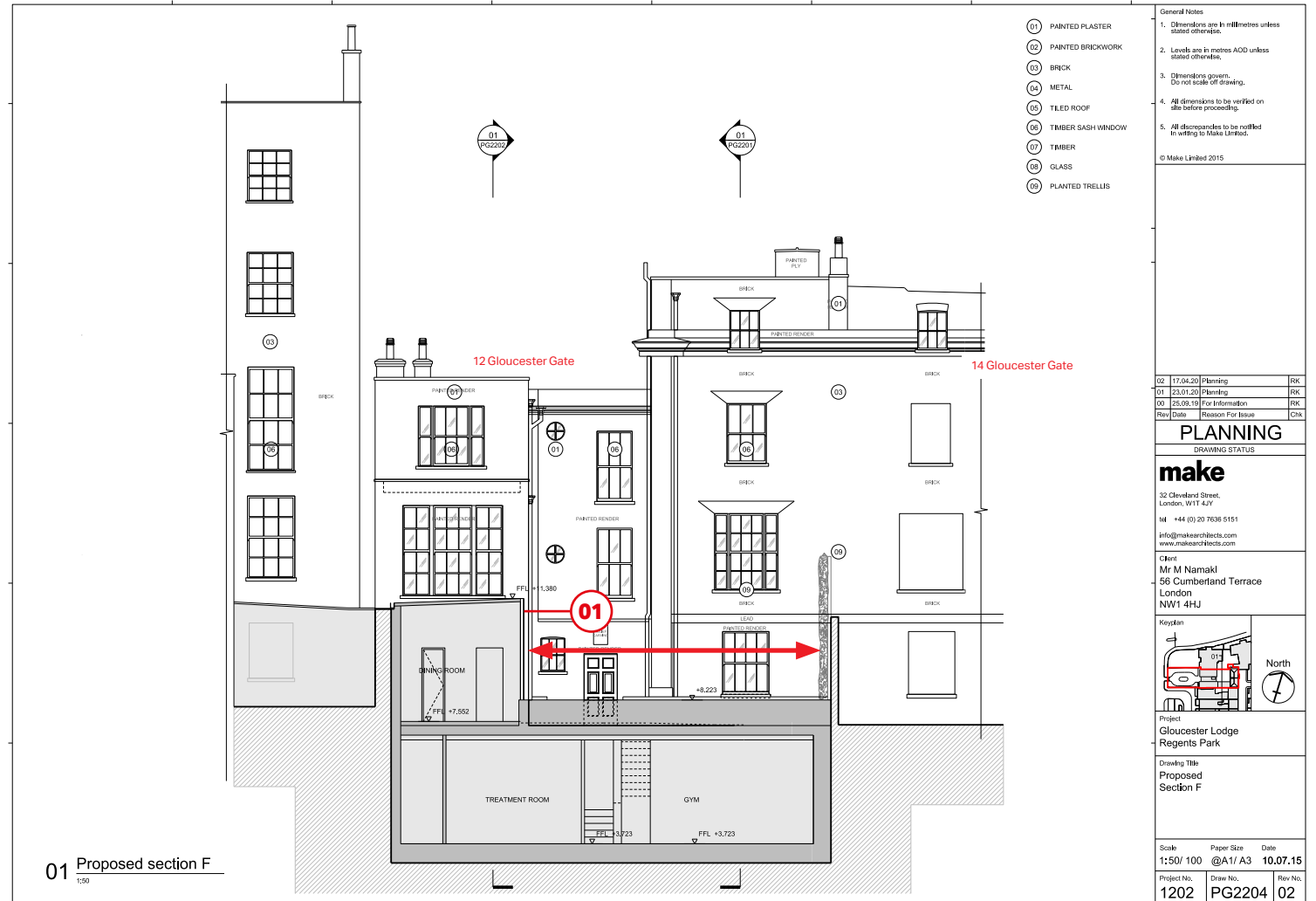


General Notes 1. Dimensions are in millimetres unless stated otherwise. 2. Levels are in metres AOD unless stated otherwise. 3. Dimensions govern. Do not scale off drawing. 4. All dimensions to be verified on site before proceeding. 5. All discrepancies to be notified in writing to Make Limited. © Make Limited 2015			
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Rev/Date	Reason For Issue		CRK
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32 Cleveland Street, London, W1T 4JY			
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Client: Mr M Namaki 56 Cumberland Terrace London NW1 4HJ			
Keyplan			
			North
Project: Gloucester Lodge Regents Park			
Drawing Title: Proposed Lower Ground Floor Plan			
Scale	Paper Size	Date	
1:50/ 100	@A1/ A3	10.07.15	
Project No.	Draw No.	Rev No.	
1202	PG1999	02	

Cross section

Glazed elevation of the approved link structure

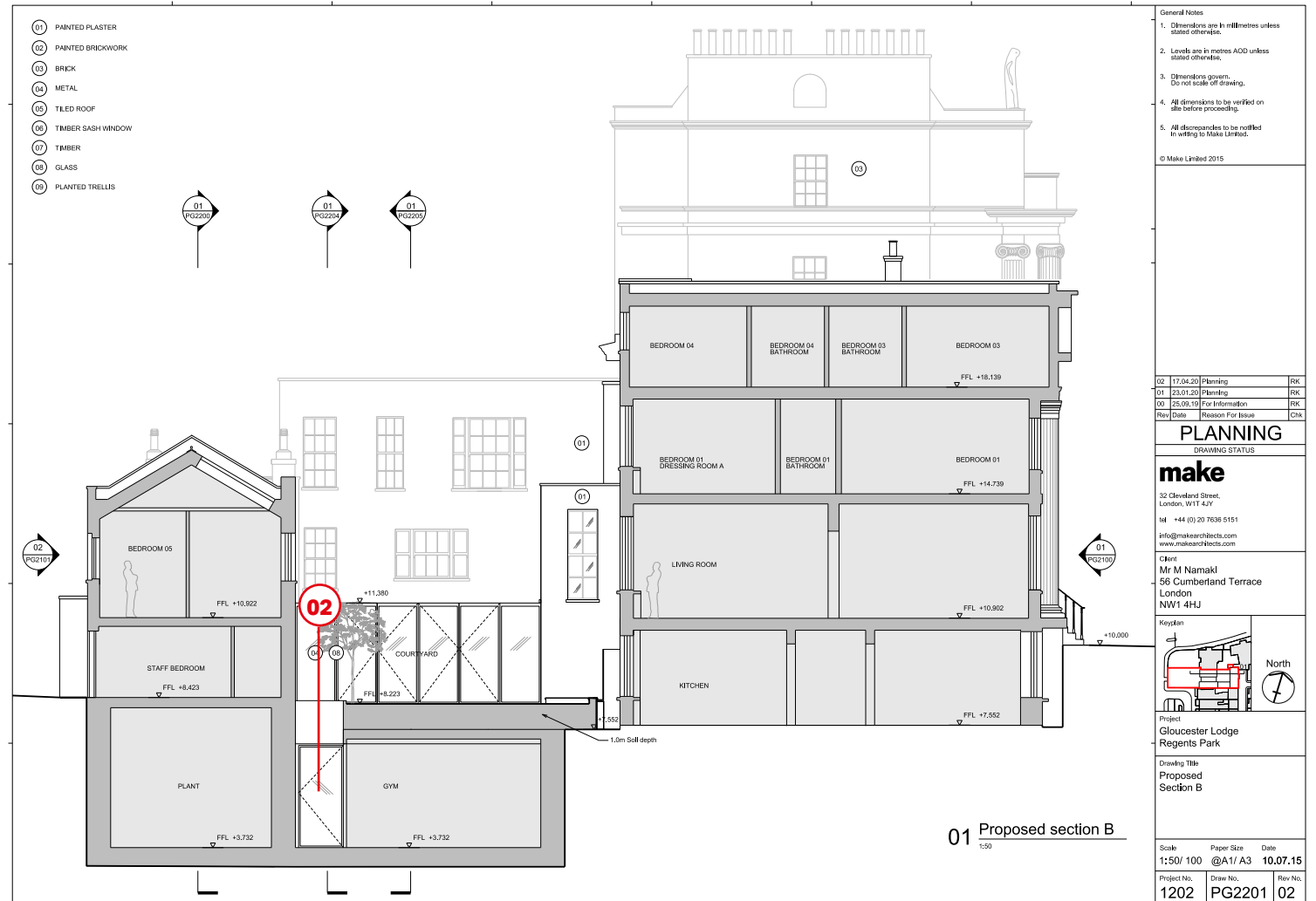
The cross section on the right is taken through the approved link structure. The glazed elevation is a considerable distance away from the boundary of the property and will be obstructed by the planted trellis. Light spill from this element is negligible and therefore there will be no night time visual impact on the neighbouring Grade I-listed buildings.



Cross section Lightwell to basement level

02 Open lightwell

This cross section cuts through the lightwell adjacent to 13 Gloucester Gate Mews. The glazing to the open lightwell is at basement level and therefore has no light spill or night time visual impact on the neighbouring Grade I-listed buildings.



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Client:
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Keyplan
North

Project
Gloucester Lodge
Regents Park

Drawing Title
Proposed
Section B

Scale: 1:50 / 100 Paper Size: @A1/ A3 Date: 10.07.15

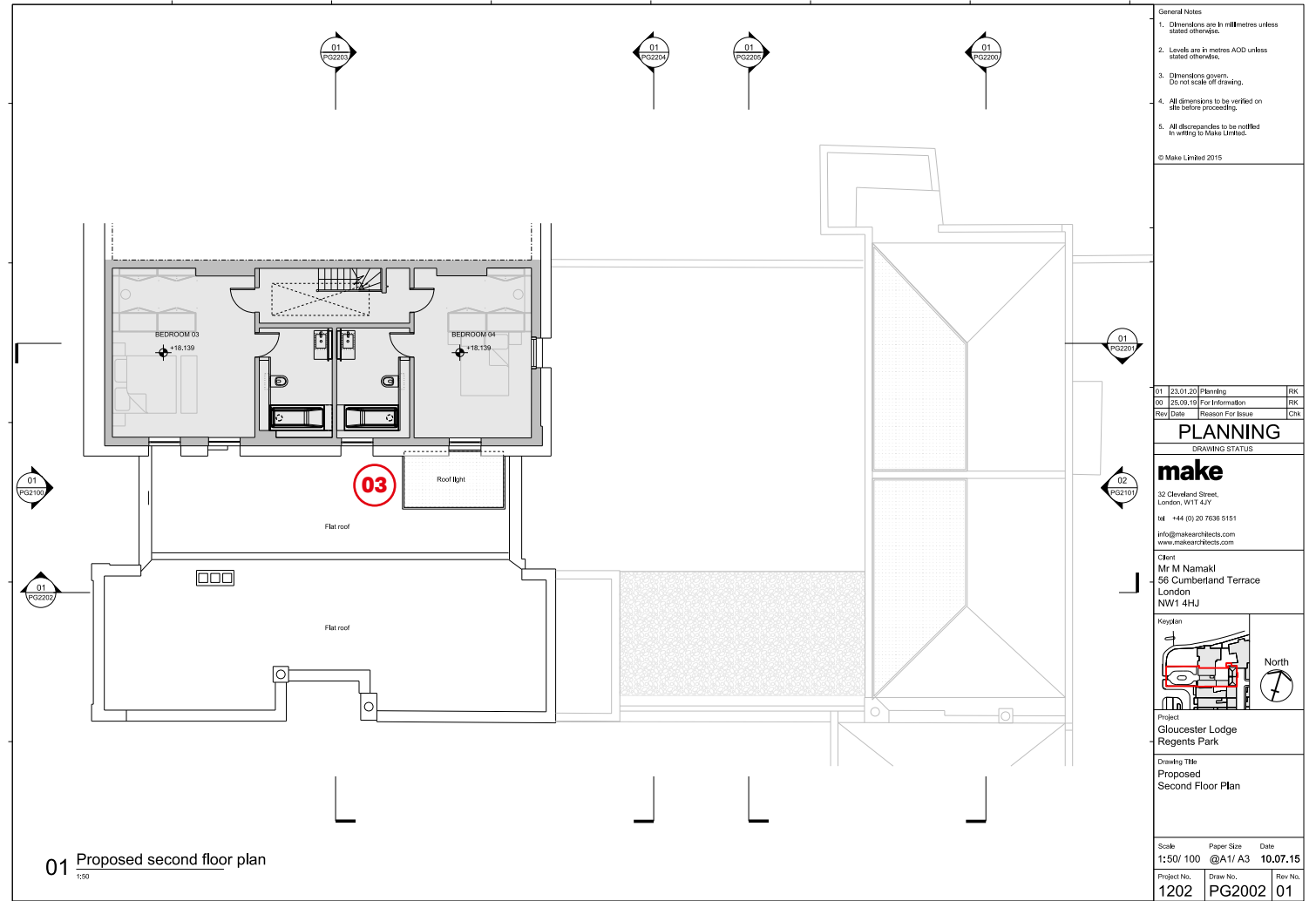
Project No.: 1202 Draw No.: PG2201 Rev No.: 02

01 Proposed section B
1:50

Second floor Rooflight

03 Rooflight on second floor

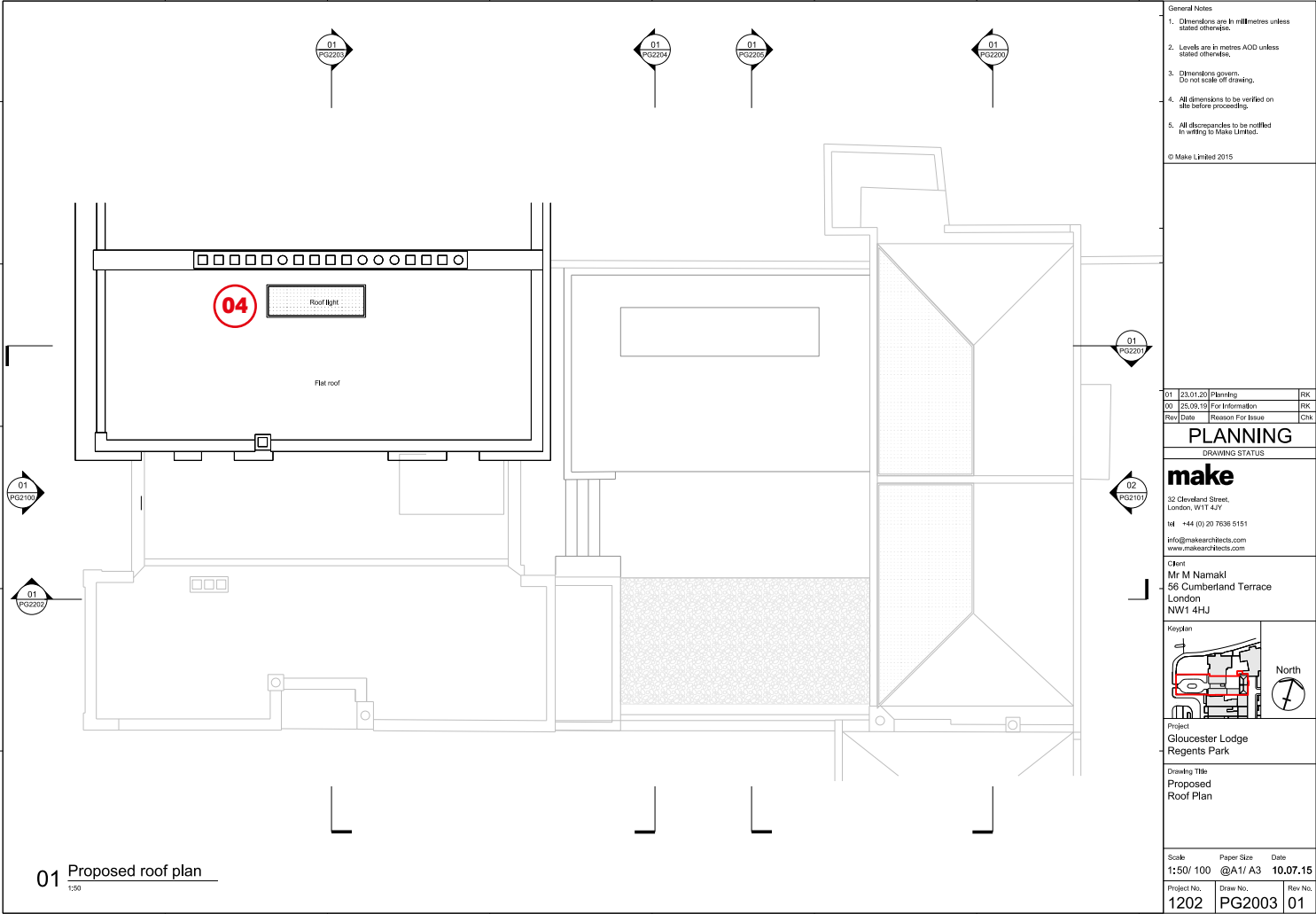
A new rooflight is approved at second floor level. The rooflight is obstructed by the second floor and there will be no light spill to neighbouring listed properties.



Roof level Rooflight

04 Rooflight at roof level

An existing rooflight is consented to be removed and replaced by an enlarged rooflight on the second floor. Although there is a slight increase in its plan-form, the rooflight is obstructed by the adjoining wall to 14 Gloucester Gate and there is no light spill to the neighbouring listed properties.



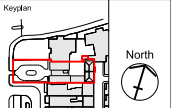
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Project
 Gloucester Lodge
 Regents Park

Drawing Title
 Proposed
 Roof Plan

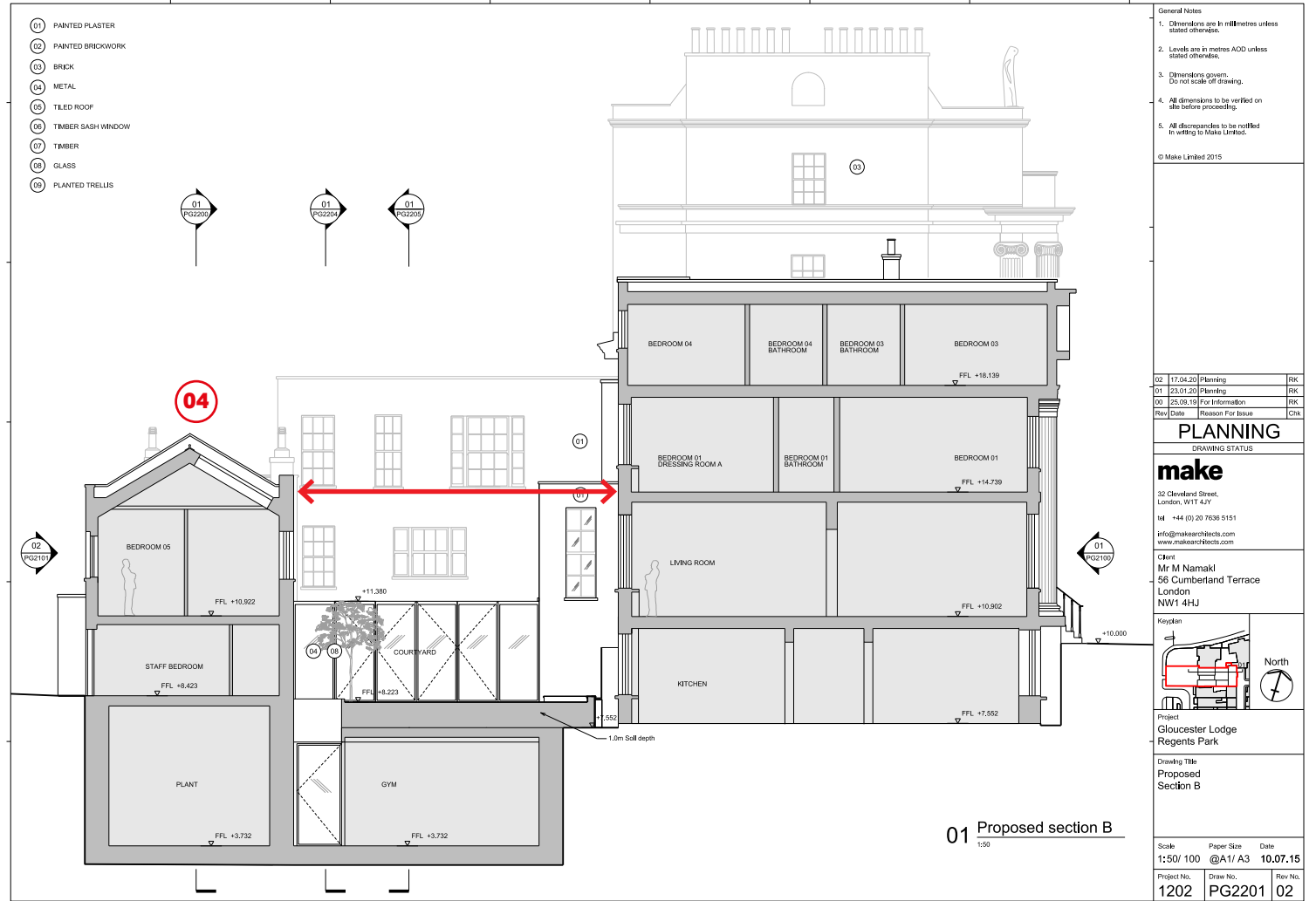
Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15
Project No.	Draw No.	Rev. No.
1202	PG2003	01

01 Proposed roof plan
1/50

12-13 Gloucester Gate Mews Rooflight

04 Rooflight on 12-13 Gloucester Gate Mews

The rooflight on 12-13 Gloucester Gate Mews has been consented. They are located above a bedroom and a media room, both of which will adopt blinds across the full extent of the rooflight. The nature of the rooms is that there will be very gentle light sources within them and none of this can project beyond the building, particularly across to 12 Gloucester Gate.



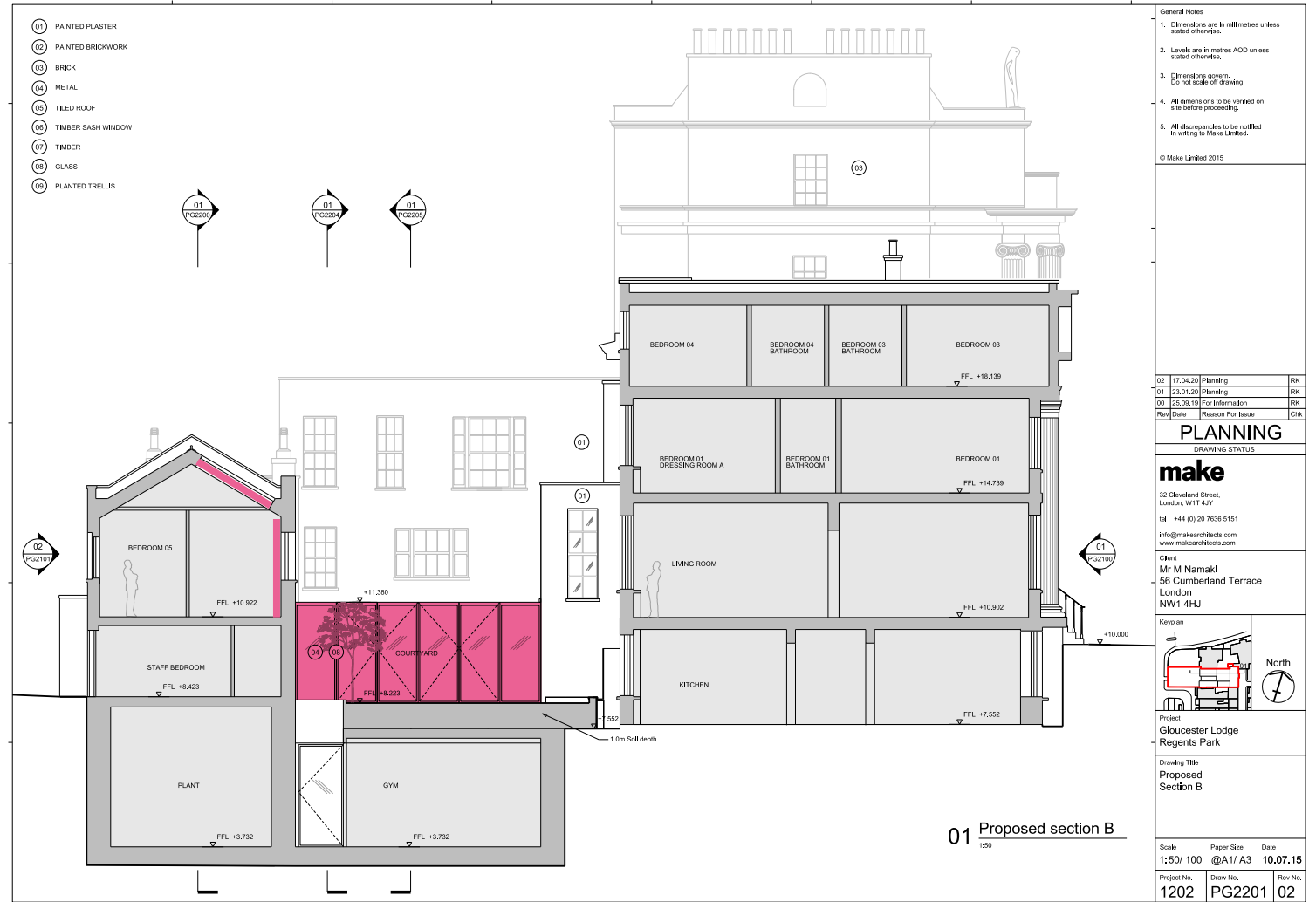
Mitigation measures

Curtains and blinds

 Curtains / blinds

Light sensor operated blinds and/or curtains will be fitted in the rooms and will be set to close at dusk. These provide a means of containing the light sources within the spaces.

The bedroom and media room in the mews, in particular, will utilise black-out blinds due to the use of the space.



Mitigation measures

Curtains and blinds



Extract from drawing PG2204



01 Proposed section D
1:50

- 01 PAINTED PLASTER
- 02 PAINTED BRICKWORK
- 03 BRICK
- 04 METAL
- 05 TILED ROOF
- 06 TIMBER SASH WINDOW
- 07 TIMBER
- 08 GLASS
- 09 PLANTED TRELLIS

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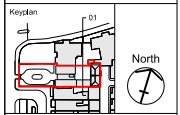
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Regents Park

Drawing Title
Proposed Section D

Scale	Paper Size	Date
1:50/ 100	@A1/ A3	10.07.15
Project No.	Draw No.	Rev No.
1202	PG2205	01

Appendix 1

Supplementary information

Specialist lighting commentary

Pritchard Themis

38 Bocking Street
London E8 3FP

Ms. Regine Kandan
Make Architects
32 Cleveland Street
London W1T 4JY

15th December 2021

Dear Regine

Re: 12 Gloucester Gate - Glazed Link & Mews House Lighting

Pritchard Themis Ltd is an independent lighting design consultancy, based in London, with a broad range of experience working on lighting projects for both the private and public sectors. We have grown a strong and diverse portfolio of completed projects including museums, galleries, facade lighting, high end residential, public realm and commercial offices. We also have extensive experience in working within the particular constraints posed by listed buildings.

We have been requested to provide comment on how the impact of the lighting from the proposed redevelopment of 12 Gloucester Gate might be combatted so as to not compromise the presentation of the rear façade of the property by night. To this end the following control strategies will be implemented within both the glazed link and the refurbished Mews houses:

- All lighting within the development (including the main and Mews houses) to be fully dimmable to allow the intensity of the various lighting details to be balanced across a room, or rooms, throughout the course of the day and night.
- Blinds, curtains or similar will be introduced to provide a means of controlling any light egress from the glazed link and Mews House into the night time environment and onto the rear facade of 12 Gloucester Gate.

In our opinion the domestic nature of the project allied with the control methods outlined above will ensure that the presentation of the rear facade to 12 Gloucester Gate by night will not be compromised by spill light generated from within the development.

Your sincerely



Alexis Themis

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